

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: May 3rd 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member
Lee White, Member
Roy Dalene, Member

Also Present:

Denise Savarese, Legislative Secretary
Elizabeth Baldwin, Counsel to the Board

Public Hearing:

Gerard Realty Association – 229 Gerard Drive – Springs – SCTM# 300-42-2-7 – Project description is to relocate the existing 1 ½ story house and install a new sanitary system on a parcel of land with wetlands. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Vice Chair Rogers conducted a Field Inspection and reported her findings to the Board.

Speakers at the Public Hearing:

Adam DeLumen, Architect for the Applicant
Jean Mascia, 227 Gerard Drive, Neighbor
Lisa D'Andrea, Planning Department

Vice Chair Rogers made a motion to close the Public Hearing but leave the record open for one week for submission of a sanitary system proposal and landscaping plan. Member Dalene seconded. All members were in favor.

Public Hearing:

Thomas & Bat-Sheva Madar Peters – 319 Marine Blvd. – Amagansett – SCTM# 300-177-1-401 – Project description is to allow the completion of a partially constructed 749 sq. ft. covered porch on a parcel of land with bluffs and beaches. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

Robert Connelly, Attorney, appearing on behalf of the Applicant
Lisa D'Andrea, Planning Department

Member Lys made a motion to close the Public hearing. Member White seconded. All members were in favor.

Public Hearing:

Sandcastle Holdings LLC – 69 Castle Lane – Amagansett – Project description is to construct a 2,466 sq. ft. two story residence with 1,287 sq. ft. of decking and a sanitary system on a parcel of land containing freshwater wetlands and beach vegetation. Chairman Whelan read the Notice of Public Hearing into the Record.

Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

Brian Matthews, Attorney, speaking on behalf of the Applicant
Lisa D'Andrea, Planning Department

Member Lys made a motion to leave Public Hearing for submission of new Building Plans – till June 7th 2016 – Once everything has been reviewed a Continuation will be scheduled for a later date – which will require re-noticing the property. Member White seconded. All members were in favor.

Work Session:

Extension of Time

Thomas Lavin – 136 Greenwich Street, Montauk – SCTM# 300-19-03-42 – Member White made a motion to approve the Extension of Time – Member Lys seconded. All members were in favor.

Henry B. Lowry (George B. Lowry, Agent for owner) – 243 Gerard Drive, Springs – SCTM# 30042-02-14 – Vice Chair Rogers made a motion to approve the Extension of Time – Member Dalene seconded. All members were in favor.

Administrative Application:

Nora Ferrari – 32 Oyster Shores Road, East Hampton – SCTM# 300-92-9-28 – second story addition – Member Dalene made a motion to approve the application being processed administratively. Vice Chair Rogers seconded. All members were in favor.

Ida Eichner – 161 East Lake Drive, Montauk – SCTM# 300-13-3-17 – above ground swimming pool and pool patio – Member White made a motion to approve the application being processed administratively. Member Lys seconded. All members were in favor.

Tabled Possible Administrative Application:

Scott Marden – 166 Waterhole Road, East Hampton – SCTM# 300-23-3-6 – addition, porch, pool, deck, upgrading sanitary system

Decisions:

Robyn Diamant – SCTM# 300-110-2-1 – 91 Napeague Harbor Road, Amagansett – Project description is to demolish an approximately one story residence and construct a new 2,205 sq. ft. two story residence with 560 sq. ft. of 1st and 2nd floor decking and a sanitary system on a parcel of land containing tidal wetlands, primary dunes and beach vegetation. Member Lys made a motion to re-open the record to allow Planning Department to respond to the latest submission. Member White seconded. All members were in favor.

Thomas & Bat-Sheva Madar Peters – 319 Marine Blvd. – Amagansett – SCTM# 300-177-1-401 – Project description is to allow the completion of a partially constructed 749 sq. ft. covered porch on a parcel of land with bluffs and beaches. Member Lys made a motion to approve the application as proposed. Member White seconded. All members were in favor.

Resolutions Signed:

John Chafos – SCTM# 300-4-2-6 – Member White made a motion to approve the Determination as written. Member Lys seconded. All members were in favor.

Lucy Sachs – SCTM# 300-128-1-7.2 – Member Lys made a motion to approve the Determination as written. Member White seconded. Vice Chair Rogers and Member Dalene were in favor. Chairman Whelan dissented.

Adjourn:

Member Lys made a motion to adjourn. Member White seconded. All members were in favor.

**Cate Rogers, Vice Chair
Zoning Board of Appeals**